099.0	0007	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 621,100 / 621,100
					USE VALUE: 621,100 / 621,100
					ASSESSED: 621,100 / 621,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YERXA 41 LLC
Owner 2:	
Owner 3:	
Street 1:	24 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JEFFERSON CHARLOTTE TRUSTEE -
Owner 2:	41 YERXA RD REALTY TRUST -
Street 1:	41 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,371 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1425 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7371.000	172,300		448,800	621,100
Total Card	0.169	172,300		448,800	621,100
Total Parcel	0.169	172,300		448,800	621,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.86 | /Parcel: 435.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64753
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!8052!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	172,300	0	7,371.	448,800	621,100	621,100	Year End Roll	12/18/2019
2019	101	FV	156,800	0	7,371.	455,200	612,000	612,000	Year End Roll	1/3/2019
2018	101	FV	156,800	0	7,371.	339,800	496,600	496,600	Year End Roll	12/20/2017
2017	101	FV	156,800	0	7,371.	307,700	464,500	464,500	Year End Roll	1/3/2017
2016	101	FV	156,800	0	7,371.	294,900	451,700	451,700	Year End	1/4/2016
2015	101	FV	156,000	0	7,371.	250,000	406,000	406,000	Year End Roll	12/11/2014
2014	101	FV	156,000	0	7,371.	237,200	393,200	393,200	Year End Roll	12/16/2013
2013	101	FV	156,000	0	7,371.	225,700	381,700	381,700		12/13/2012

PRINT

Date	Time
12/10/20	22:38:30

LAST REV

Date	Time
07/30/20	10:09:23
mmcmakin	
8052	

USER DEFINED

Prior Id # 1:	64753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JEFFERSON CHARL	74023-131	1	1/22/2020		635,000	No	No		
JEFFERSON CHARL	32186-49		12/28/2000	Convenience	99	No	No		
JEFFERSON ALBER	24531-232		5/12/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
12/1/2018	Inspected	PH	Patrick H
11/20/2018	MEAS&NOTICE	CC	Chris C
12/18/2008	Meas/Inspect	197	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7371		Sq. Ft.	Site		0	70.	0.87	5									448,791						448,800	

Total AC/HA: 0.16921 | Total SF/SM: 7371 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,791 | Spl Credit | Total: 448,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	234091
Depreciation:	61800
Depreciated Total:	172291

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

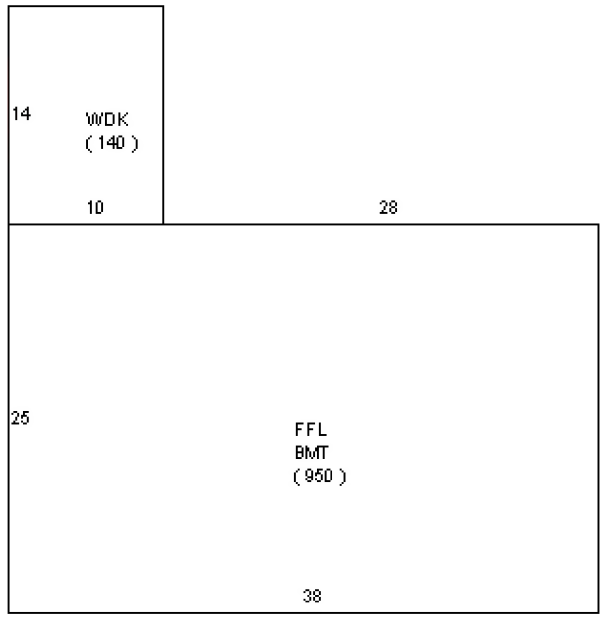
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	84.46
Final Total:	172300	Val/Su SzAd	181.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	50.970	48,426
FFL	First Floor	950	128.240	121,825
WDK	Deck	140	13.140	1,840

Net Sketched Area:	2,040			Total:	172,091
Size Ad	950	Gross Are	2040	FinArea	1425

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	